



# Residential Zoning Standards

Zoning District (Residential)	R-1-6	R-1-8	R-1-10	R-1-15	RR-1-21	RR-1-29	RR-1-43	F-1-21	F-1-43	F-20	R-2-8	RM
<b>Main Structures</b>												
Front Setback	20 Feet	25 Feet	25 Feet	25 Feet	30 Feet	30 Feet	30 Feet	***	***	***	25 Feet	30 Feet
Side Setback (Interior yard)	5 Feet	8 Feet	8 Feet	10 Feet	10 Feet	10 Feet	10 Feet	***	***	***	5 Feet	10 Feet
Side Setback (Total between both sides)	15 Feet	20 Feet	20 Feet	20 Feet	20 Feet	20 Feet	20 Feet	***	***	***	15 Feet	25 Feet
Side Setback (Facing a public street)	15 Feet	20 Feet	20 Feet	20 Feet	20 Feet	20 Feet	20 Feet	***	***	***	20 Feet	20 Feet
Rear Setback (Interior lot)	20 Feet	20 Feet	20 Feet	20 Feet	30 Feet	30 Feet	30 Feet	***	***	***	20 Feet	30 Feet
Rear Setback and Height (Corner lots)	*	*	*	*	30 Feet	30 Feet	30 Feet	***	***	***	20 Feet	30 Feet
Height	35 Feet	35 Feet	35 Feet	35 Feet	35 Feet	35 Feet	35 Feet	35 Feet	35 Feet	35 Feet	35 Feet	35 Feet
Height (< 15% Slope/Sensitive Lands)	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet
<b>Accessory Structures (Allowed in rear yards only)</b>												
Front Setback (Behind main building)	6 Feet	6 Feet	6 Feet	6 Feet	6 Feet	6 Feet	6 Feet	***	***	***	6 Feet	6 Feet
Side Setback (Interior yard)	3 Feet	3 Feet	3 Feet	3 Feet	3 Feet	3 Feet	3 Feet	***	***	***	3 Feet	5 Feet
Rear Setback (Interior lot)	3 Feet	3 Feet	3 Feet	3 Feet	3 Feet	3 Feet	3 Feet	***	***	***	3 Feet	5 Feet
Side Setback (Facing a public street)	20 Feet	20 Feet	20 Feet	20 Feet	20 Feet	20 Feet	20 Feet	***	***	***	20 Feet	20 Feet
Height	**	**	**	**	**	**	**	**	**	**	**	**
<b>Lot Dimensions and Coverage</b>												
Lot Coverage	50%	50%	50%	50%	30%	30%	30%	30%	30%	2%	50%	50%
Lot width measured 20 Feet from the front lot line	60 Feet	70 Feet	70 Feet	80 Feet	80 Feet	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Lot width measured at the front setback	N/A	N/A	N/A	N/A	N/A	100 Feet	100 Feet	100 Feet	200 Feet	300 Feet	65 Feet	65 Feet
Lot Size	6,000 Sq Ft	8,000 Sq Ft	10,000 Sq Ft	15,000 Sq Ft	21,780 Sq Ft	29,040 Sq Ft	43,560 Sq Ft	21,780 Sq Ft	43,560 Sq Ft	20 Acres	8,000 Sq Ft	****

\* 15 Feet if the height of the mainstructure does not extend above 20' in height for any portion of the structure that is less than 20 Feet from the rear property line. See diagram below.

\*\* Shall not exceed 20 Feet in height. For each one foot over 14 feet, accessory structures shall setback an additional one foot from the side and rear property lines.

\*\*\* The planning director will determine on a case by case basis.

\*\*\*\* A minimum lot size of 10,000 sq ft for each single family or two-family dwelling is required, with 2,000 extra sq ft for each additional unit in a building with more than one unit. N/A (Not Applicable)